



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2606 46th Avenue
Lloydminster, Saskatchewan

MLS # A2330631



\$283,500

Division:	Aurora		
Type:	Residential/House		
Style:	4 Level Split		
Size:	933 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn, Low Maintenance Landscaping		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt

Basement: Full

Exterior: Wood Frame

Foundation: Preserved Wood

Features: No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: shed

Located within minutes to Winston Churchill Elementary school. in Lloydminster SK. Quiet crescent location. 4 level split starter home with vaulted ceiling, upgrades and patio access to the fenced rear yard. The main level offers a bright spacious living room, kitchen and eating area. The 2nd level features 2 large bedrooms and an upgraded bathroom (4pc). The lower 3rd level has a large family room and a large 3rd bedroom. The basement level is unfinished with laundry/storage and a RI bathroom. Upgrades include neutral laminate flooring on 3 levels, neutral paint, windows & more! Immediate Possession can be accommodated!